

PLAT OF FIRESIDE DIV. 2

IN THE SOUTHWEST 1/4 OF SECTION 3, TWP. 32 N., R. 1 E.W.M.
OAK HARBOR, WASHINGTON

SURVEYOR'S CERTIFICATE

I hereby certify that the plat of FIRESIDE, DIV. NO. 2, is based upon an actual survey and subdivision of Section 3, Township 32 North, Range 1 East W.M.; that the courses and distances are shown correctly thereon; that the monuments have been set and the lot and block corners staked correctly on the ground; and that I have fully complied with the provisions of the statutes and platting regulations.

Robert P. Fakkema
Robert P. Fakkema, P.L.S.
Certificate No. 8947

APPROVAL

Examined and approved this 11th day of April, 1994.
Ryan Goodman
Ryan Goodman, P.E.
Oak Harbor City Engineer



I hereby certify that the within plat of FIRESIDE, DIVISION 2, is duly approved by the City of Oak Harbor Planning Commission this 13th day of April, 1994.

Chris Saxman
Chris Saxman, Chairman

Approved by the City Council of the City of Oak Harbor, Washington, this 22 day of March, 1994.

Attest:

Rosemary Morrison
Rosemary Morrison, Clerk

Alvin Koefje
Alvin Koefje, Mayor

TREASURER'S CERTIFICATE

I hereby certify that there are no delinquent special assessments and all special assessments on any of the property herein contained dedicated as streets, alleys or for other public use are paid in full.

Brad E. Nelson
Brad E. Nelson, City Finance Director

Paul E. Fisher
Paul E. Fisher, Treasurer

This is to certify that all taxes heretofore levied and which have become a lien upon the lands herein described, have been fully paid and discharged, according to the records of my office, up to and including the year of 1994.

Maxine R. Sauter
Maxine R. Sauter,
Island County Treasurer

Paul E. Fisher
Deputy Treasurer

AUDITOR'S CERTIFICATE

Filed for record at the request of Paul E. Fisher in Volume 154 this 13th day of April, 1994, and recorded in Volume 154 of Plats, pages 100 thru 102, Records of Island County, Washington.

Art Hyland
Art Hyland,
Island County Auditor

Deputy Auditor

CERTIFICATE OF TITLE

Recorded April 15, 1994, in Volume 154, page 100 under Auditor's File No. 94008820, Records of Island County, Washington.

EASEMENT RESERVATIONS

- UTILITY EASEMENT:** An easement is hereby reserved for and granted to Puget Sound Power & Light Company, General Telephone Company of the Northwest, City of Oak Harbor, Cascade Natural Gas Corporation and Tele-Vue Systems, together with their respective successors and assigns, under and upon the exterior ten (10) feet of the front of all lots and tracts, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, wires and vaults with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, water, gas and cable television services, together with the right to enter upon the lots and tracts at all times for the purposes stated. An easement is also reserved to the U.S. Postal Service for the installation, maintenance and replacement of post box facilities.
- TEMPORARY AL-DE-SAC EASEMENT:** A temporary easement is hereby reserved for and granted to the public over and across an area within a 40 foot radius as shown hereon for the purpose of ingress and egress of vehicles and vehicular turning movements. The easement will be automatically vacated upon the extension of and dedication to the City of Oak Harbor of the extended 200 Avenue West.
- ACCESS AND UTILITY EASEMENT:** A 30 foot common access easement is hereby reserved for and granted to Lots 20 and 21 for the purpose of sharing a common driveway. An easement for the installation and maintenance of underground utilities and drainage facilities is further granted to the City of Oak Harbor.
- DRAINAGE EASEMENT:** A 15 foot easement is hereby reserved to the Declarant and/or his assigns for the purpose of the installation and maintenance of underground drainage pipes, conduits and other facilities.
- UTILITY AND DRAINAGE EASEMENT:** A 15 foot easement is hereby reserved to the Declarant and/or his assigns for the installation and maintenance of underground utilities and drainage facilities.
- ACCESS EASEMENT:** Easements for ingress and egress are hereby reserved for and granted to the owners of Lots 12 through 19 for common access as shown hereon.
- ACCESS AND UTILITY EASEMENT:** An access easement for pedestrian purposes only is hereby reserved for and granted to the public and the City of Oak Harbor over and across the West 10 feet of Lot 10. A utility easement for the installation and maintenance of a water line is hereby reserved for and granted to the City of Oak Harbor over, across and under the West 15 feet of Lot 10.
- UTILITY EASEMENT:** An easement for the installation and maintenance of an underground telephone line is hereby reserved for and granted to General Telephone Company of the Northwest together with the right to enter upon the lots for said maintenance purposes.

DEDICATION

Know All Men by these presents that we, the undersigned owners and mortgage holders of the land hereby platted, declare this plat and dedicate to the use of the public forever all streets and avenues shown hereon and use thereof for all public purposes not inconsistent with the use thereof for public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots and blocks on this plat in the original reasonable grading of the streets and avenues shown hereon. Also the right to drain the streets and avenues over and across any lot, tract, or lots, where water might take a natural course after the street is graded. Public utilities above and below ground on all streets, avenues, alleys and easements are hereby dedicated to the City of Oak Harbor, Washington. Granted hereby is a waiver of all claims for damages against the City of Oak Harbor which may be occasioned to the adjacent land within the plat by the established construction, drainage and maintenance of said streets.

Restrictive and protective covenants applying to all lots in this plat are recorded under Auditor's File No. 94008820, Records of Island County, Washington

IN WITNESS WHEREOF we have hereunto set our hands and seals this 9 day of March, 1994.

Carl C. King
Carl C. King, President

Chuck R. Krieg
Chuck R. Krieg, Secretary

Ryan H. Kingma
Ryan H. Kingma, President

Robert P. Fakkema
Robert P. Fakkema, Sec.

Michael D. Cann
Michael D. Cann, President

ACKNOWLEDGEMENT

STATE OF WASHINGTON) ss
County of Island)

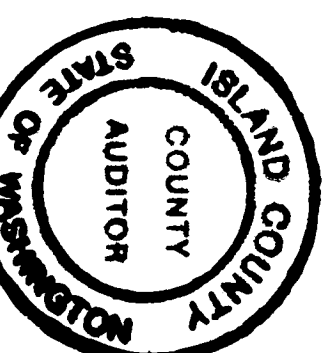
This is to certify that on this 9 day of March, 1994, before me, the undersigned, a Notary Public, personally appeared Karl C. Krieg, III, and Chuck R. Krieg, to me known to be the President and Secretary, respectively, of KRIEG DEVELOPMENT GROUP, INC., Ryan H. Kingma, and Robert P. Fakkema, to me known to be the President and Secretary, respectively, of REICON, INC., and Michael D. Cann, to me known to be the President of WHIDBEY ISLAND BANK, the corporations that executed the foregoing instrument, and on oath stated that they were authorized to execute the instrument, and acknowledged to me that said instrument is the free and voluntary act and deed of said corporations for the uses and purposes therein mentioned in the instrument.

Carman S. Conkle
Notary Public in and for the State of Washington residing at Oak Harbor, Washington. My commission expires 11-26-95.

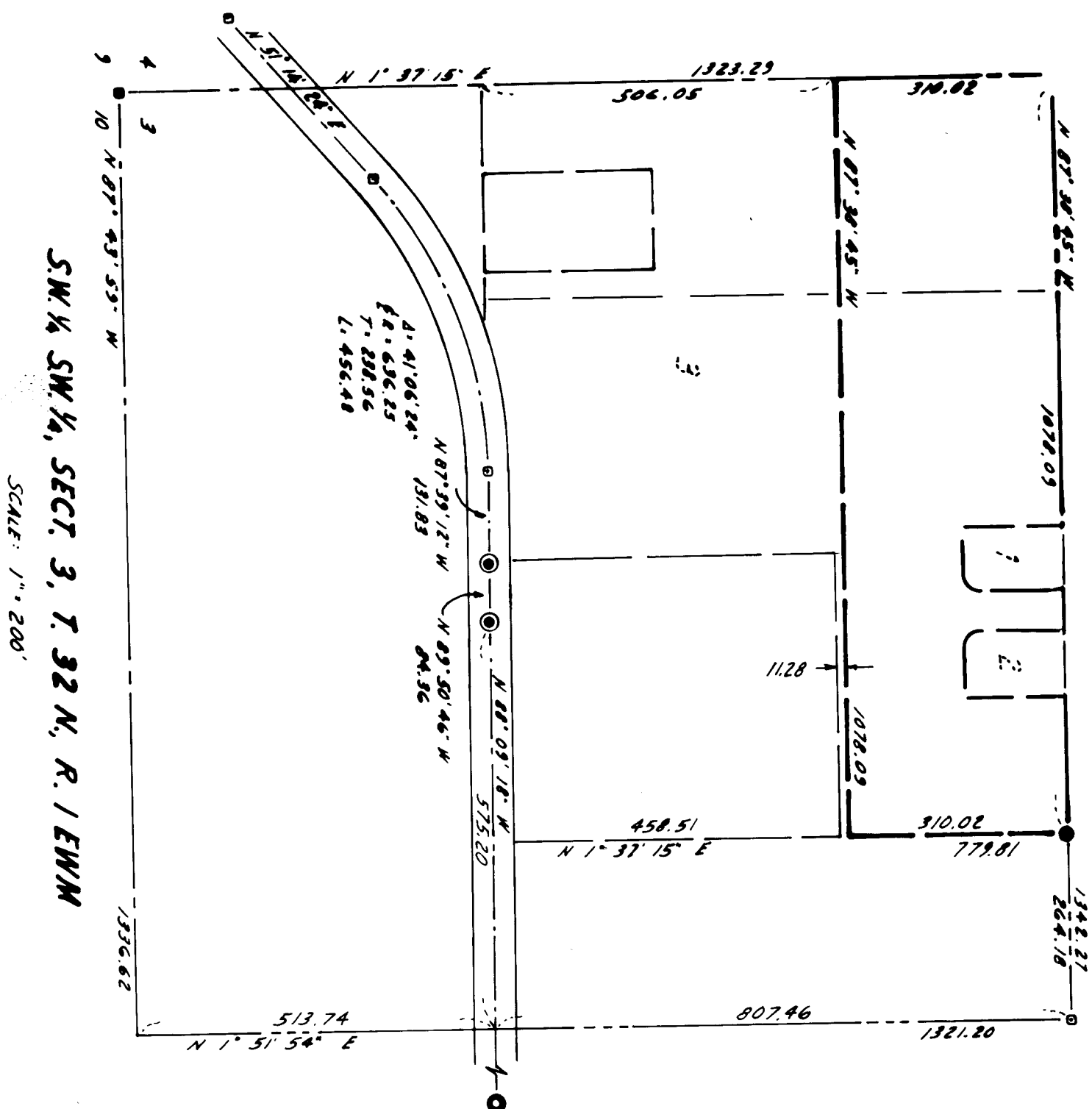
LAND DESCRIPTION

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 3, Township 32 North, Range 1 East of the Willamette Meridian, including a portion of Lot 3 of ISLAND COUNTY SHORT PLAT NO. 05/90-13203-112-0540, recorded in Volume 2 of Short Plats, page 265, under Auditor's File No. 90020782, records of Island County, Washington, described as follows:
Commencing at the Southwest corner of said Section 3; thence N 1° 37' 15" E, along the west line of said Section 3, a distance of 507.23 feet to the Southwest corner of that certain tract of land conveyed under the KRIEG DEVELOPMENT GROUP, INC. by Warranty Deed recorded under Auditor's File No. 93008751, records of said Island County, thence continue N 1° 37' 15" E a distance of 506.05 feet to the True Point of Beginning; thence continue N 1° 37' 15" E 310.02 feet to the Northwest corner of said Southwest 1/4 of the Southwest 1/4; thence S 87° 38' 45" E, along the North line of said Southwest 1/4 of the Southwest 1/4, a distance of 1,078.08 feet to the Northeast corner of the aforesaid Short Plat; thence S 1° 37' 15" W, along the East line of said Short Plat, a distance of 310.02 feet; thence N 87° 38' 45" W 1,078.08 feet to the True Point of Beginning.
EXCEPT THEREFROM Lots 1 and 2 of the aforesaid Short Plat.

Situated in Oak Harbor, Island County, Washington



320 2785



GENERAL NOTES

1. Bearing system is based upon the Washington Coordinate System. The basis of the survey and subdivision of Section 3 is as shown upon the plats of FIRESIDE, DIV. 1 and CROSSWOODS, DIV. 1, 2, 3, 4 and 5.
2. Certification, as contained herein, comprises the declaration of the surveyor's professional judgment. It does not constitute a warranty or a guarantee, express or implied; nor does it relieve any other party of his responsibility to abide by contract documents, applicable codes, standards, regulations and ordinances.
3. All lot corners and points of curvature are marked on the ground with an iron pin and plastic cap marked "L.S. 8947" unless noted otherwise.
4. Survey equipment used for field survey is a Topcon GTS-3 with retro prisms [+/- (Smm:3ppm), +/- 5"].
5. Survey measurements used as a basis for this survey were adjusted using the Compass Rule.

S.W. 1/4, S.W. 1/4, SECT. 3, T. 32 N., R. 1 E. W.M.

SCALE: 1" = 200'

UNPLATTED

SEE SHEET 2

TRACT A IS RESERVED TO THE COMMUNITY (LOT OWNERS) AS EASEMENT FOR STORM DETENTION, INSTALLATION AND MAINTENANCE EASEMENT FOR ACCESS IN FAVOR OF THE CITY OF OAK HARBOR.

N.E. CORNER
S.W. $\frac{1}{4}$ S.W. $\frac{1}{4}$
S. 3-32-1 E.W.M.

FIRESIDE DIV. 1 VOL. 13 P. 9



R.P. Fakkema & Co.

263

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101.

PLAT OF FIRESIDE DIV. 2

IN THE SOUTHWEST 1/4 OF SECTION 3, TWP. 32 N., R. 1 E.W.M.
OAK HARBOR, WASHINGTON

